

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2004:

Present

Vote

Andrew A. Simasek, Chair
Alfred E. Ptasznik, Jr., Vice Chair
Alexander T. Hamilton
John W. Staton
Nicholas F. Barba
John R. Davis
Frederick W. Harvell

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE THE EXPANSION OF A MINI-STORAGE WAREHOUSE FACILITY LOCATED AT 2360 HAMPTON HIGHWAY ONTO AN ADJACENT 1.23-ACRE PORTION OF A 2.34-ACRE PARCEL LOCATED AT 3010 BIG BETHEL ROAD

WHEREAS, Kenneth Dale Moore has submitted Application No. UP-640-04, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the expansion of an existing mini-storage warehouse facility located at 2360 Hampton Highway (Route 134) onto a 1.23-acre portion of a 2.34-acre parcel of land located at 3010 Big Bethel Road (Route 600) and further identified as Assessor's Parcel No. 37-158B; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of ____, 2004 that Application No. UP-640-04 be, and

it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize the expansion of an existing mini-storage warehouse facility located at 2360 Hampton Highway (Route 134) subject to the following conditions:

1. This use permit shall authorize the expansion of an existing mini-storage warehouse facility located at 2360 Hampton Highway (Route 134) onto an adjacent 1.23-acre portion of a 2.34-acre parcel of land located at 3010 Big Bethel Road (Route 600) and further identified as Assessor's Parcel No. 37-158B.
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any construction or land disturbing activities on the site. Except as modified herein, said site plan shall be in substantial conformance with the sketch plan entitled "Preliminary Sketch: Expansion of Stor Moore 4," prepared by Campbell Land Surveying, Inc. and dated June 22, 2004.
3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Section 24.1-483, Standards for all wholesaling and warehouse uses, and Section 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
4. Building additions that would expand existing warehouses to a length greater than 200 feet shall not be permitted.
5. A Type 25 (twenty-five-foot) transitional buffer shall be maintained along the entire rear portion of the property adjacent to the Belmont Apartment complex.
6. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
7. All outward-facing walls shall be constructed of split-face block and shall be compatible in color and architecture with the adjacent Wash-Moore car wash facility and Belmont Apartment complex.
8. No additional freestanding signage for the mini-storage warehouse facility shall be permitted.
9. The development shall be limited to a maximum of 28,160 net square feet of rentable space.
10. All warehouse doors shall face the inside of the mini-storage warehouse development.
11. Fencing shall be of a black, wrought iron style. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.

12. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for any gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
13. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.